



8, Burrows Close

Clifton,
Bedfordshire, SG17 5EG
£575,000

country
properties

This rarely available four bedroom detached family home with a double garage is tucked away in the corner of this popular quiet cul de sac location. The property is offered with no upward chain and is just a short stroll to local amenities with a village pub, butchers, convenience store and local highly regarded schooling.

- Beautifully presented throughout - just move in!
- Ground floor study - perfect for those working from home
- Useful utility room & cloakroom
- Secluded corner position within popular village
- Double garage with ample driveway parking for at least four cars
- Short drive to Arlesey train station for rail links into the city

GROUND FLOOR

Entrance Porch

Tiled flooring. Double glazed window to kitchen. Concealed electric meter. Double glazed glass doors opening into the entrance hall.

Entrance Hall

Stairs rising to first floor. Amtico wood effect flooring. Radiator. Glazed double doors opening into the living room. Doors into kitchen, cloakroom, dining room and study.

Cloakroom

Suite comprising low level wc and pedestal wash hand basin. Tiled flooring. Obscure double glazed window to side.

Kitchen/Breakfast Room

9' 4" x 9' 7" (2.84m x 2.92m) A range of wall and base units with granite worksurfaces and upstands. Inset sink with granite drainer and swan neck mixer tap over. Larder cupboard. Inset 4 ring gas hob with extractor hood over. Fitted gas oven and grill. Integrated dishwasher and fridge/freezer. Ceramic tiled flooring. Double glazed window to entrance porch. Open to:

Utility Room

Range of wall and base units with granite worksurfaces and upstands. Space and plumbing for washing machine. Radiator. Cupboard housing gas boiler. Obscure port hole window into kitchen. UPVC double glazed door and window to side.

Dining Room

10' 0" x 11' 4" (3.05m x 3.45m) Double glazed window to rear. Radiator.

Study

8' 4" x 9' 11" (2.54m x 3.02m) Double glazed window to rear. Radiator. Storage cupboard.



Living Room

11' 0" x 19' 10" (3.35m x 6.05m) Dual aspect with double glazed bay window to front and french doors opening onto the rear garden. Two double radiators.

FIRST FLOOR

Landing

Double glazed window to front. Storage cupboard. Airing cupboard housing hot water tank. Radiator. Hatch to loft space. Doors to all rooms.

Bedroom 1

11' 6" x 12' 1" (3.51m x 3.68m) Double glazed window to rear. Built in wardrobes. Radiator. Door into:

En Suite Shower Room

Three piece suite comprising shower cubicle, wash hand basin with vanity under and low level wc. Mirrored wall cabinet with light and shaver point. Heated towel rail. Wood effect flooring. Double glazed window to rear.

Bedroom 2

9' 4" x 11' 1" (2.84m x 3.38m) Double glazed window to rear. Built in wardrobe. Radiator.

Bedroom 3

7' 5" x 8' 4" (2.26m x 2.54m) Double glazed window to rear. Storage cupboard. Radiator.

Bedroom Four

8' 0" x 8' 1" (2.44m x 2.46m) Double glazed window to front. Radiator. Storage cupboard.

Family Bathroom

Three piece suite comprising bath with shower and glass side screen, wash hand basin and low level wc. Mirrored wall cabinet with light. Heated towel rail.

OUTSIDE

Front Garden

Pattern impressed concrete driveway providing off road parking for 4 cars, leading to double garage. Gated access to the rear garden.

Rear Garden

Large sandstone patio with steps down to lawned area with mature shrub and flower borders. External wall lights. Pathway providing gated access to the front from both sides of the property.

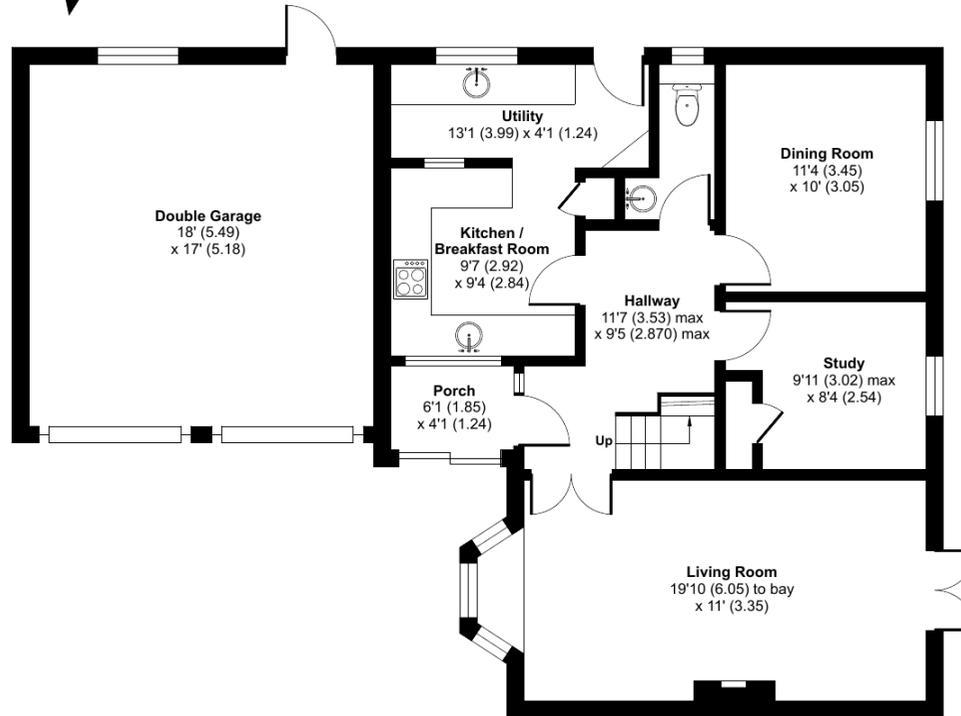
Double Garage

Two electric up and over doors. Window onto side passage. Power & light connected. Personal door to the garden. Water tap - perfect for washing the car!

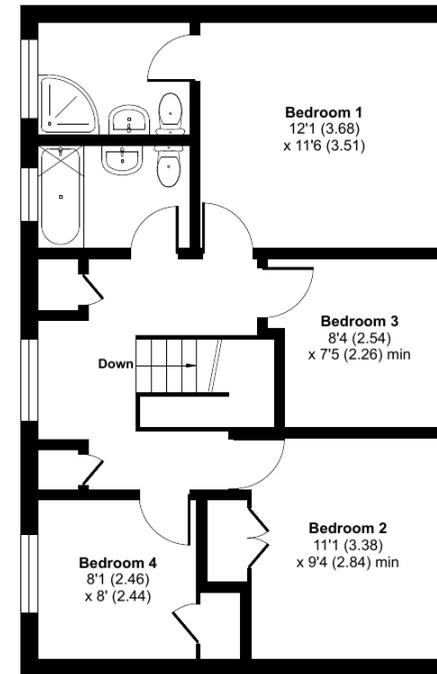


Approximate Area = 1398 sq ft / 129.8 sq m
 Garage = 306 sq ft / 28.4 sq m
 Total = 1704 sq ft / 158.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		81	64
England, Scotland & Wales			
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1032218



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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